

PROJECT PROPOSAL

Project Title: **CONSTRUCTION OF THE MSU TCTO BUSINESS INNOVATION CENTER**

Project Cost: **Two Hundred Million Pesos (P 200,000,000.00)**

Gross Floor Area: 4,350 sq.m.



INSTITUTIONAL CONTEXT

MSU TCTO is proposing the construction of a Business Innovation Center with integrated lecture rooms, a PhP 200,000,000.00 investment that simultaneously solves two urgent problems the University cannot afford to ignore; one, the College of Business, Accountancy, and Management (CBAM) does not have a building.

Starting August 2026, CBAM will begin offering degree programs in Accountancy, and other business courses are on the pipeline such as Entrepreneurship, Marketing, and Tourism Management, to an initial cohort of approximately 150 students — without classrooms, without laboratories. The university is already short in number of classrooms, the opening of

the new program in the coming semester will only contribute to this dilemma. This proposal seeks to address this dilemma by providing additional academic classrooms and specialized laboratories for CBAM students.

Second, the University's income-generating capacity is inadequate. MSU TCTO relies heavily on annual GAA appropriations with no single large-scale, permanent facility generating meaningful commercial revenue.

This proposal addresses these two problems, the ground floor and second floor will house 38 commercial stalls, food vendors, retail shops, professional services, and student-run enterprises, generating a projected net IGP income of PhP 1,570,000 in its first partial year of operation, growing to PhP 5,710,000 annually by Year 5. The third floor is entirely dedicated to laboratories and lecture rooms. The fourth floor houses a 350-square meter multi-purpose function hall that generates additional income from events while serving the University community's convocation and conference needs.

This is not a luxury. It is an overdue infrastructure investment with dual returns, financial and academics, which will not only be limited to the University's benefit but to the community as well.

THE ISSUES

A. Lack of Classrooms

The College of Business, Accountancy, and Management is a new college at MSU-Tawi-Tawi with no dedicated academic facility. Beginning August 2026, the University will enroll approximately 150 students in its latest program offering, BS Accountancy. There are currently no assigned classrooms or laboratories for these students. Without this building, CBAM's launch will be forced to borrow or improvise spaces from other colleges — which also faces lack of classrooms — undermining the quality of instruction from Day 1 and setting a poor precedent for a college.

The need for a dedicated academic building for CBAM is not a projection or a future scenario. It is an immediate, concrete, and urgent problem that will manifest in August 2026.

B. Limited Number of University's IGP

Under Republic Act No. 8292, State Universities and Colleges are mandated to develop income-generating projects that supplement government appropriations and support institutional operations. MSU-Tawi-Tawi currently lacks a permanent, large-scale commercial facility capable of generating the level of income needed to make a material difference in the University's financial position. Existing IGP activities are modest and fragmented. The University has no stall complex, no function hall for events, and no commercial hub of any significance.

Tawi-Tawi province itself has limited commercial infrastructure. There is unmet demand for organized, formally managed commercial spaces in the area, demand that this building can directly and immediately serve. The commercial floors of this building will not be built in search of tenants. The tenants are already here.

RATIONALE OF THE PROPOSAL

The proposed Business Innovation Center is designed around a single organizing principle: every floor serves a purpose, and every purpose serves the University.

Floor	Primary Purpose	Floor Area	Key Spaces
G/F	Commercial Hub	~1,088 sqm	Main lobby 12 food stalls (18 sqm each) 6 retail/convenience stalls (22 sqm each) ATM kiosk bay Guard post Comfort rooms (M/F/PWD) Janitor/utility room
2/F	Commercial + Lecture Rooms	~1,088 sqm	8 boutique/retail stalls (35 sqm) 6 professional services stalls (30 sqm) 5 student enterprise stalls (20 sqm, subsidized) 3 CBAM classrooms (50 sqm each) Consultation room Comfort rooms Storage
3/F	Lecture Rooms and Laboratories	~1,088 sqm	Business Simulation Lab (100 sqm) Accounting & Audit Lab (80 sqm) Entrepreneurship Incubation Hub (80 sqm) 2 seminar rooms (50 sqm each) Tourism/Hospitality room (50

			sqm) Faculty offices Study lounge IT/Server room Comfort rooms
4/F	Events, Admin & Management	~1,088 sqm	Multi-purpose function hall, 350 sqm (~200 pax) Pre-function foyer Catering/pantry Building Management Office Conference/board room Records & accounting room VIP holding room Equipment storage Rooftop access Comfort rooms

The building's four floors are not arbitrary but rather deliberate. The commercial floors at the base generate daily foot traffic and income. The academic floor in the middle provides CBAM its permanent home, laboratories and classrooms purpose-built for business education. The function hall at the top serves the University and the community for events, conferences, and major ceremonies, generating income while remaining available for institutional use.

The third floor houses a Business Simulation Laboratory equipped with enterprise resource planning software, an Accounting and Audit Laboratory directly tied to Accountancy board examination preparation, an Entrepreneurship Incubation Hub for startup development, and dedicated classrooms and seminar rooms for all CBAM programs. For the first time, CBAM students will learn business in a building that actually looks, feels, and functions like a business environment.

PROJECT COST

The total project investment is PhP 200,000,000.00, broken down as follows:

COST COMPONENT	AMOUNT	% OF TOTAL
A. Building Construction Cost	PhP 174,000,000.00	87.0%
B. Furniture, Fixtures & Equipment (FF&E)	PhP 26,000,000.00	13.0%

1.	Laboratory Equipment (Business Sim, Accounting, Trading Labs)	PhP 14,000,000.00	7.0%
2.	Classroom Furniture & A/V Systems (all floors)	PhP 5,000,000.00	2.5%
3.	Office Furniture & Equipment	PhP 3,000,000.00	1.5%
4.	Function Hall Equipment (AV, staging, chairs, tables)	PhP 4,000,000.00	2.0%
TOTAL PROJECT INVESTMENT		PhP 200,000,000.00	100.0%

The construction cost of PhP 174,000,000.00 translates to PhP 40,000.00 per square meter. The equipment, furniture and fixtures allocation of PhP 26,000,000.00 ensures that the building is not merely constructed but fully equipped and operational from Day 1, with laboratory equipment, classroom furniture, audio-visual systems, and function hall staging ready for use.

BENEFICIARIES

A. CBAM Students — Direct Academic Beneficiaries

The 150 students of the inaugural CBAM cohort (AY 2026–2027) and all subsequent batches, are the primary academic beneficiaries. They gain permanent, purpose-built classrooms, laboratories, and faculty offices that make quality business education possible in Tawi-Tawi. Accountancy students gain access to a dedicated audit laboratory that materially improves their preparation for the CPA Licensure Examination. Entrepreneurship and Marketing students operate real businesses in the Student Enterprise Row, accumulating practical experience that no classroom simulation can replace. Tourism students have dedicated program space for instruction and practicum activities.

B. The University — IGP and Financial Beneficiary

MSU TCTO gains its most significant income-generating asset. The net IGP income from this building will fund priority programs, student financial assistance, faculty development, MOU’s and partnership with other business schools, and maintenance of academic facilities. This reduces the University's dependence on annual GAA increments and creates a more financially resilient institution.

C. Commercial Tenants and Local Entrepreneurs

Approximately 23 to 36 commercial stall operators; food vendors, retail merchants, service providers, and student entrepreneurs will benefit from access to a modern, well-managed commercial space in a location with guaranteed foot traffic from the University population. Many of these operators currently work in informal settings with no fixed address, no formal lease, and no commercial security. This building offers them a step up.

D. The Tawi-Tawi Community

The construction phase generates employment for local labor. The operational phase generates approximately 40 to 60 jobs in building operations, stall management, and support services. The function hall provides an accessible, high-quality event venue for government, civil society, and community organizations in a province where such spaces are limited or costly.

ANNUAL TARGETS

The following projections are grounded in conservative assumptions: stall rentals at PhP 500 per square meter per month; function hall rentals at PhP 50,000 per event; and a phased occupancy ramp-up from 60% in Year 1 (partial operations) to 90% by Year 5. Year 1 reflects approximately six months of commercial operations following building completion and commissioning.

PART A — PROJECTED ANNUAL IGP INCOME						
PARTICULARS	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	NOTES

Stall Rental Income	PhP 1,562,400	PhP 3,645,600	PhP 4,166,400	PhP 4,426,800	PhP 4,687,200	PhP 500/sqm/month
Function Hall Rentals	PhP 300,000	PhP 1,200,000	PhP 1,500,000	PhP 1,800,000	PhP 2,100,000	PhP 50,000/rental
Miscellaneous Income	PhP 100,000	PhP 200,000	PhP 250,000	PhP 300,000	PhP 350,000	Parking, vending, etc.
GROSS IGP INCOME	PhP 1,962,400	PhP 5,045,600	PhP 5,916,400	PhP 6,526,800	PhP 7,137,200	
Less: Operating Expenses (20%)	(PhP 392,480)	(PhP 1,009,120)	(PhP 1,183,280)	(PhP 1,305,360)	(PhP 1,427,440)	Maint., utilities, salaries
NET IGP INCOME	PhP 1,569,920	PhP 4,036,480	PhP 4,733,120	PhP 5,221,440	PhP 5,709,760	

PART B — ANNUAL BENEFICIARY TARGETS

PARTICULARS	Yr 1*	Yr 2	Yr 3	Yr 4	Yr 5	NOTES
CBAM Students Using Labs & Classrooms	150	220	280	350	420	Accountancy, Entrep., Marketing, Tourism
Student Enterprise	—	20	30	40	50	Start Yr 2 onwards

Operators (2/F Row)						
Function Hall Event Participants	—	1,200	1,800	2,400	3,000	~100 pax/event avg
Commercial Tenants (stalls)	23	27	30	33	36	At respective occupancy rates

COST-BENEFIT ANALYSIS

The following analysis presents an honest assessment of the project's financial and non-financial returns. The University acknowledges that, measured purely on IGP income, the financial payback period extends into the medium-to-long term which is a natural characteristic of public infrastructure. The analysis, therefore, presents the full spectrum of benefits, including quantified academic and social value, to offer a complete picture of the project's return on public investment.

ITEM	VALUE / ESTIMATE	BASIS / REMARKS
FINANCIAL BENEFITS (Quantified)		
5-Year Cumulative Net IGP Income	PhP 21,270,720	Conservative; assumes 60–90% occupancy ramp-up
10-Year Cumulative Net IGP Income (est.)	PhP 57,447,354	8% annual growth from Yr 5 base
Estimated Annual Avoided Facility Rental Costs	PhP 1,000,000	7 classrooms/labs + function hall use by university
5-Year Total Avoided Costs	PhP 5,000,000	University events + classroom rentals avoided

COMBINED 10-YEAR QUANTIFIED BENEFIT	PhP 62,447,354	IGP income + avoided costs
ACADEMIC & SOCIAL BENEFITS (Non-Quantified)		
CBAM program delivery enabled	~150 students, Yr 1	Without this building, August 2026 offering faces classroom shortage
Licensure exam readiness (CPA, etc.)	High	Dedicated accounting/audit lab raises board exam pass rates
Student entrepreneurship income	Real business revenue	Student enterprise row generates actual income for operators
Local employment generated	~40–60 direct jobs	Building operations + commercial tenants + construction
Useful life of the asset	50 years	Long-term return far exceeds 10- year snapshot
INVESTMENT SUMMARY		
Total Project Investment	PhP 200,000,000	Construction (PhP 174M) + FF&E (PhP 26M)
Estimated Financial Payback Period	25–30 years	Based on IGP income alone; shorter with avoided costs + growth
Benefit-Cost Ratio (10-year, financial only)	0.31 : 1	Improves significantly over 30–50 year asset life
Benefit-Cost Ratio (10-year, full value incl. academic)	> 1.0 : 1	When academic infrastructure value is factored in

The cost-benefit analysis makes clear that this building's value cannot and should not be reduced to IGP income alone. The academic benefit, providing CBAM its first and only permanent building, enabling the offering of degree programs to 150 students in August 2026, and equipping graduates with practical laboratory training that materially improves their professional readiness, represents a return on investment that is real, significant, and enduring, even if it does not appear on an income statement.

STRATEGIC ALIGNMENT

The proposed project is in direct alignment with all applicable national and international development frameworks, as summarized in the consolidated table below.

FRAMEWORK / ITEM	PROJECT ALIGNMENT	CATEGORY / REFERENCE
MSU-TAWI-TAWI INSTITUTIONAL MANDATE		
Income Generation (RA 8292)	Flagship IGP — largest revenue-generating facility in university history	IGP & Financial Sustainability
Instruction & Academic Programs	Sole academic building for CBAM — enables August 2026 program offering	CBAM Academic Mission
Community Engagement	Commercial spaces serve faculty, staff, students, and the public	Social Mandate
PHILIPPINE DEVELOPMENT PLAN 2023–2028		
Enhanced Human Capital Development	Modernizes CBAM instruction in a geographically underserved region	Pillar 1

Increased Economic Opportunities	38 commercial units create access for local entrepreneurs	Pillar 2
Reduced Poverty & Vulnerability	IGP income funds student scholarships in one of PH's poorest provinces	Pillar 3
Regional Dev: Mindanao/Bangsamoro	Infrastructure investment in priority development corridor	Pillar 6
UN SUSTAINABLE DEVELOPMENT GOALS (SDGs)		
SDG 4: Quality Education	State-of-the-art labs and classrooms for CBAM in an underserved region	Quality & Relevant HEd
SDG 8: Decent Work & Economic Growth	Employment, student enterprise, and sustained IGP economic activity	Inclusive Growth
SDG 9: Industry, Innovation & Infrastructure	Modern multi-purpose infrastructure in a marginalized province	Resilient Infrastructure
SDG 10: Reduced Inequalities	Education investment for Tawi-Tawi, historically underserved	Equity & Inclusion
8-POINT SOCIOECONOMIC AGENDA		
Infrastructure Development	Major permanent facility in the Bangsamoro region	Point 6

Digital Transformation	Cloud accounting, and investment simulation platforms in labs	Point 7
Poverty Reduction	Scholarship funding via IGP; entrepreneurship pathways for students	Point 3
Ease of Doing Business	Formal, regulated commercial spaces for local entrepreneurs	Point 4
MEDIUM-TERM EXPENDITURE FRAMEWORK (MTEF)		
Macro-Fiscal Sustainability	IGP income reduces long-term GAA subsidy dependence	Fiscal Discipline
Output-Outcome Orientation	Defined outputs (floors/labs) tied to measurable outcomes (income, enrollment)	Results-Based Budgeting
Regional Equity Targeting	Bangsamoro/Mindanao priority under current NEP allocation principles	Geographic Prioritization
Multi-Year Investment Planning	Phased disbursement tied to verifiable construction milestones	MTEF Compliance

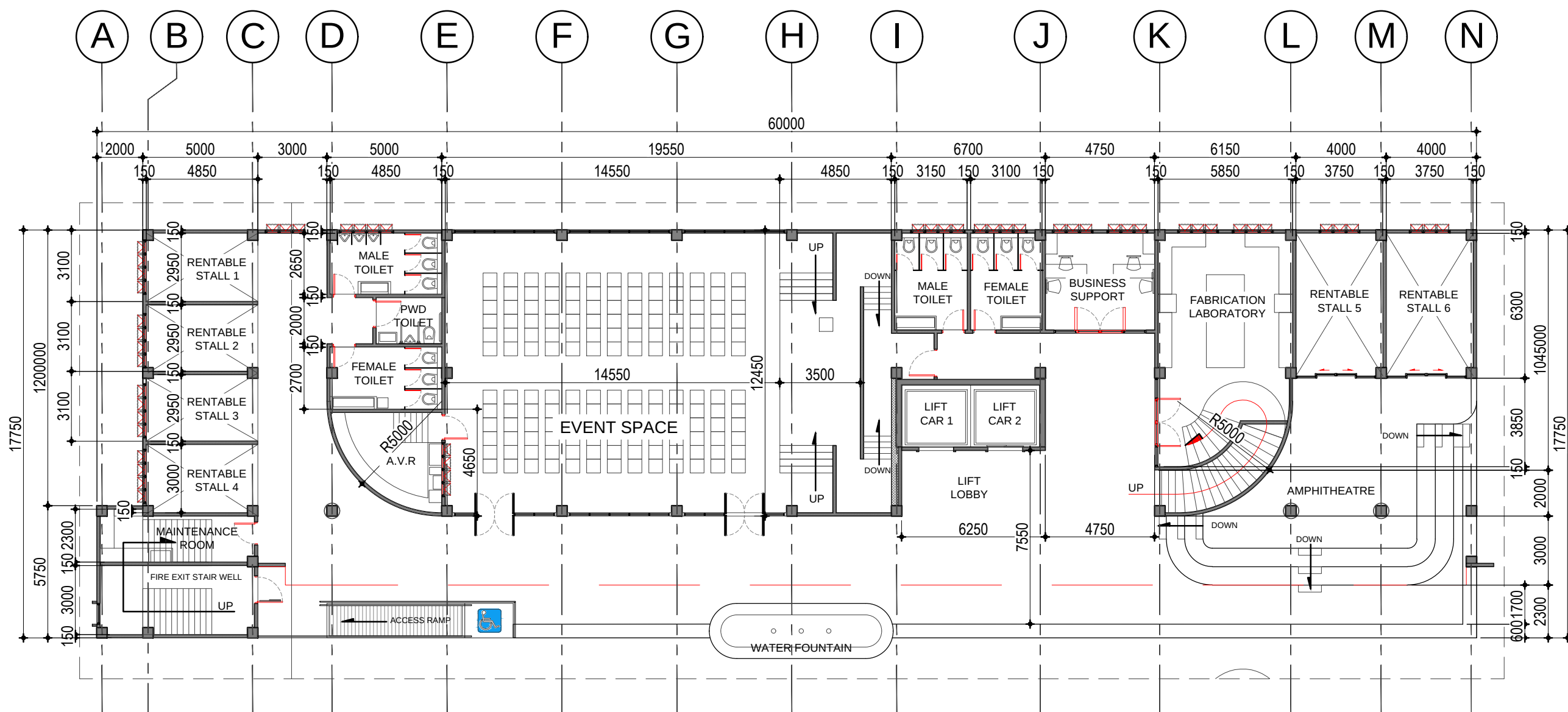
CONCLUSION AND RECOMMENDATION

This proposal addresses two things at once: address the lack of classrooms and provide a sustainable source of income for the University.

The building will host 150 CBAM students in Year 1 and will generate PhP 1,570,000 in net IGP income in its first partial year of operations. It will create employment, serve the

community, and fund scholarships. Over its 50-year useful life, its returns will far exceed its PhP 200,000,000.00 cost.

The University respectfully requests the Department of Budget and Management's favorable consideration and approval of this project, and the inclusion of the PhP 200,000,000.00 capital outlay in the General Appropriations Act for FY 2027.



1 GROUND FLOOR
DIMENSION PLAN
P.01.1001.1 SCALE A3 1:100 MTS



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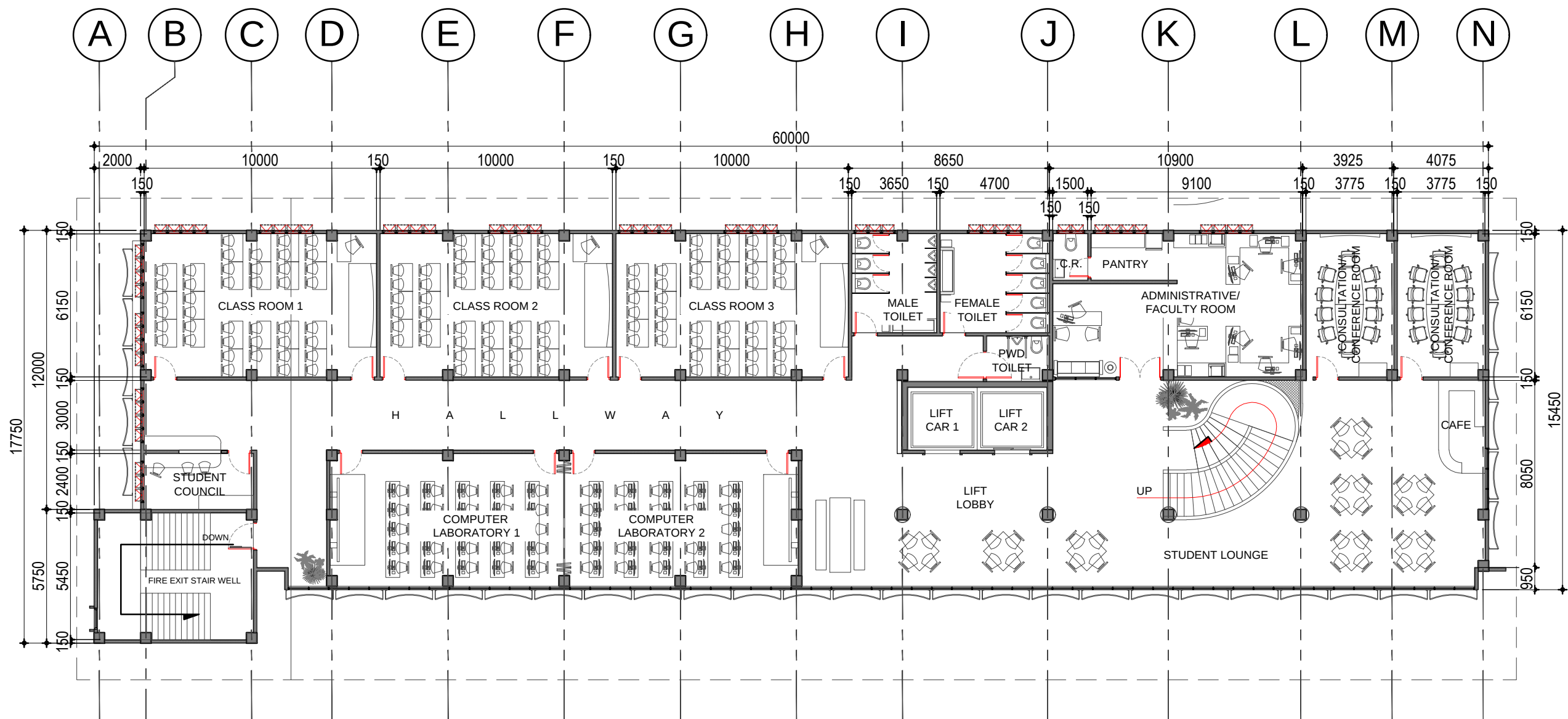
BUSINESS INNOVATION
CENTER

PROJECT STAGE: DESIGN PHASE
DISCIPLINE: ARCHITECTURAL DESIGN

SHEET CONTENTS:

- DIMENSION PLAN

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1 SECOND FLOOR
DIMENSION PLAN
P.01.1001.2 SCALE A3 1:100 MTS



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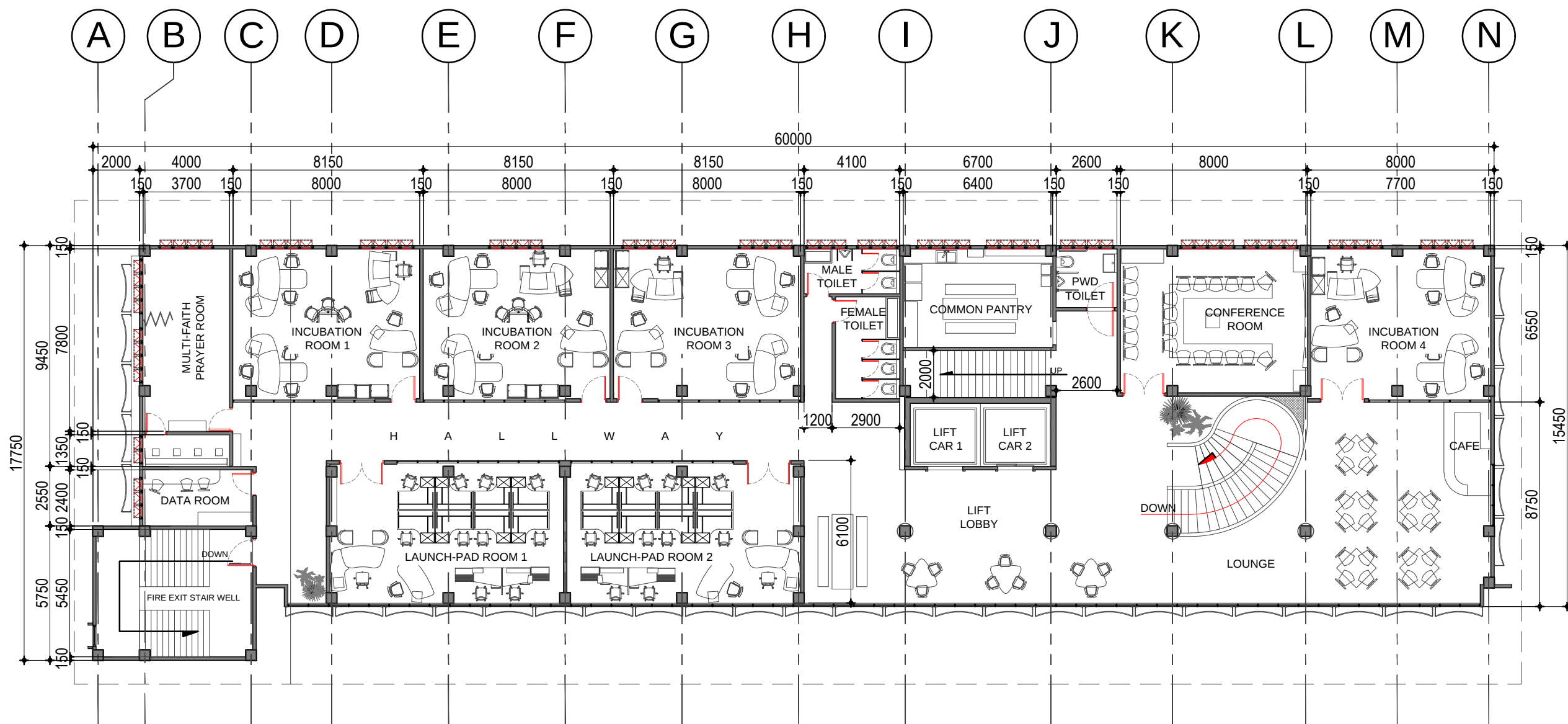
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002



1 THIRD FLOOR
DIMENSION FLOOR PLAN
P.01.1001.3 SCALE A3 1:100 MTS



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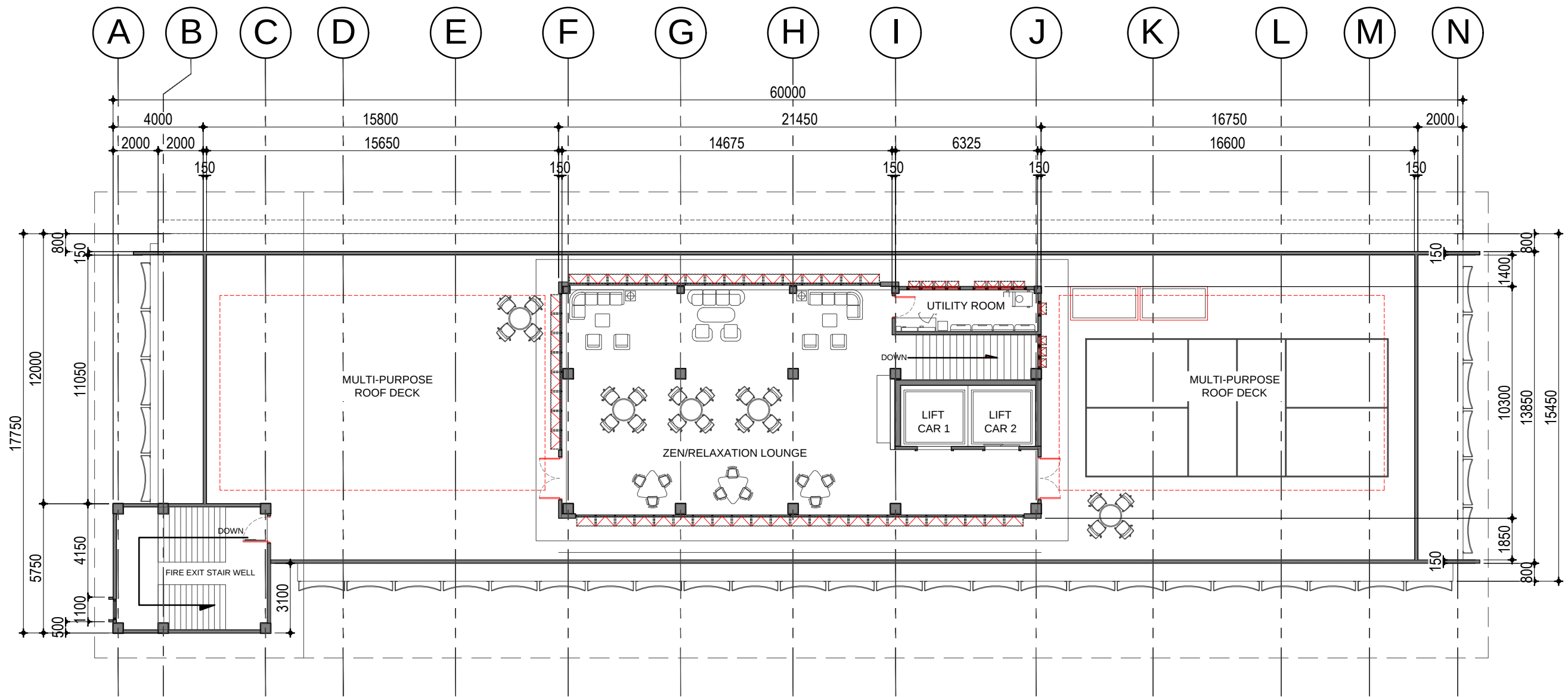
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003



1 FOURTH FLOOR/ROOF DECK
DIMENSION PLAN
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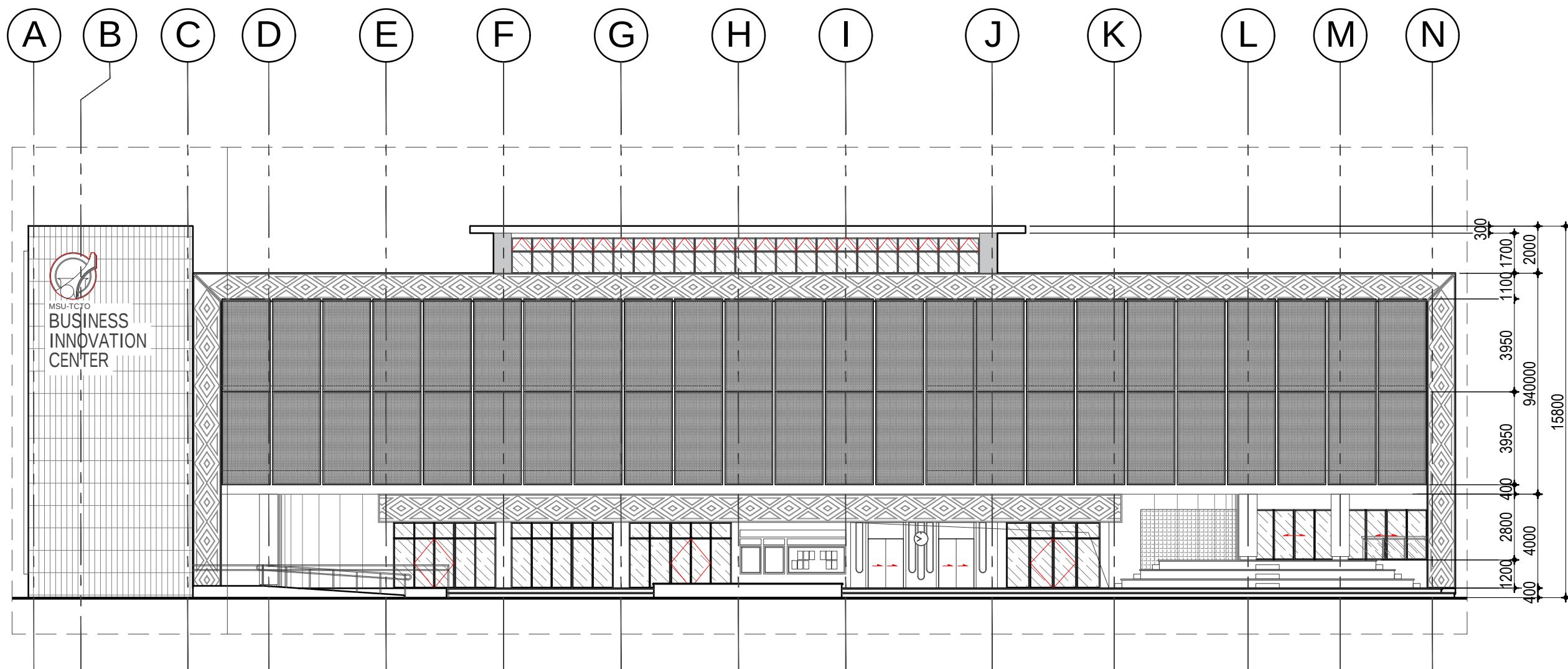
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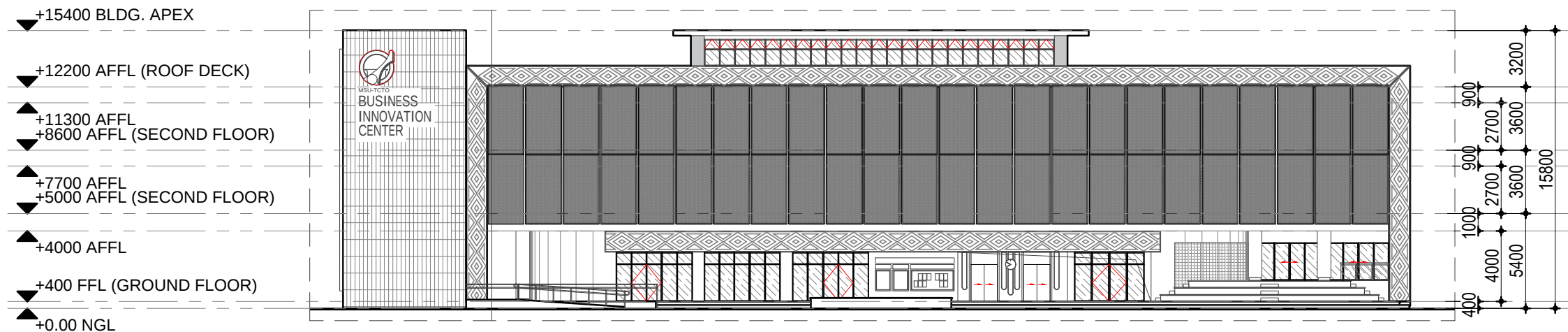
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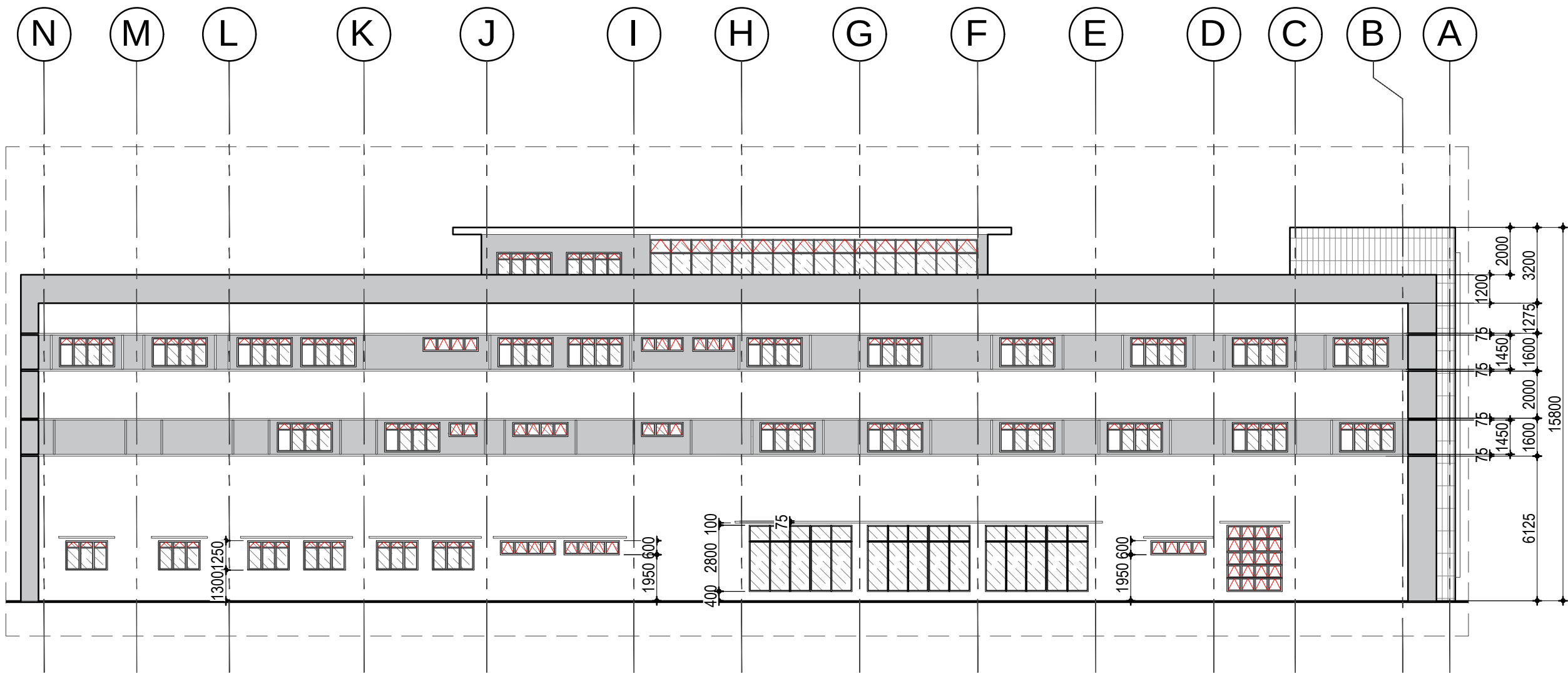


1 BUSINESS INNOVATION CENTER
FRONT ELEVATION
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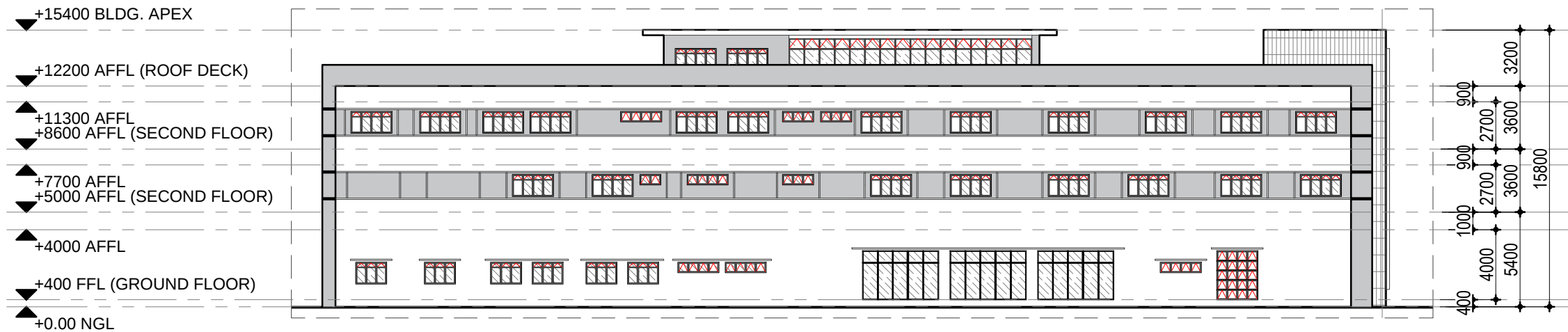


2 BUSINESS INNOVATION CENTER
FRONT ELEVATION-2
SCALE A3 1:150 MTS

PROJECT LOGO				
				
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1 BUSINESS INNOVATION CENTER
REAR ELEVATION
SCALE A3 1:100 MTS



2 BUSINESS INNOVATION CENTER
REAR ELEVATION-2
SCALE A3 1:150 MTS



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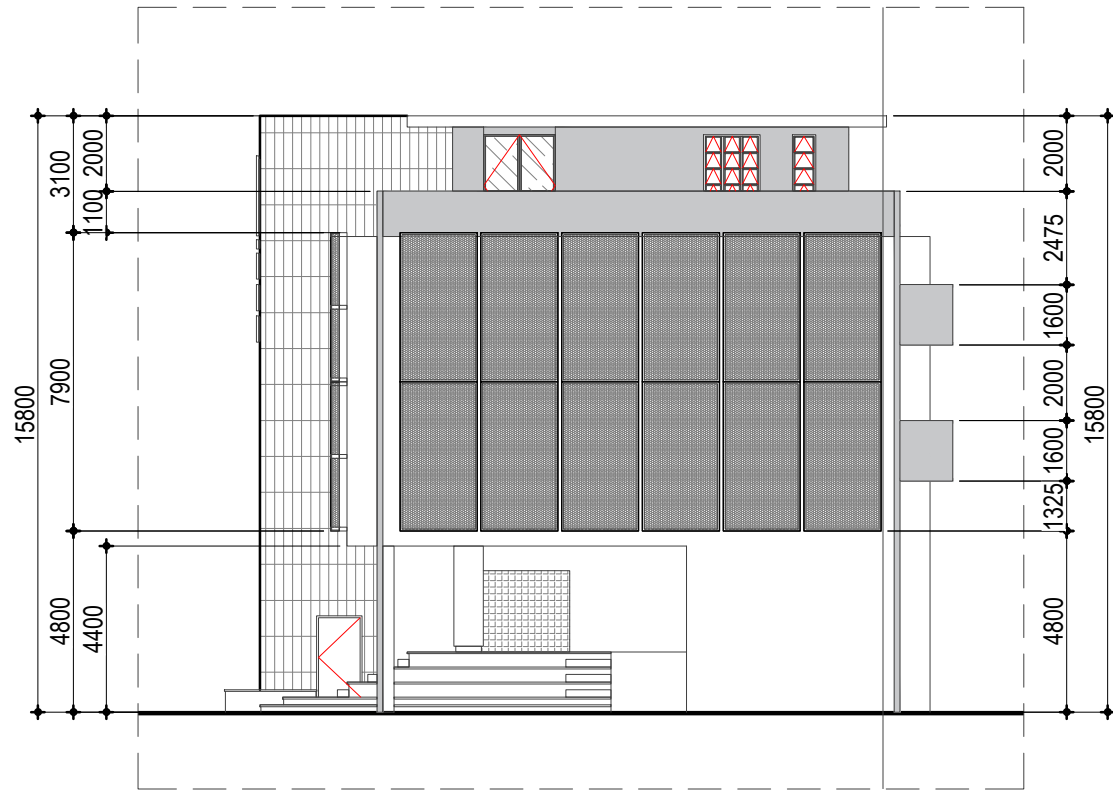
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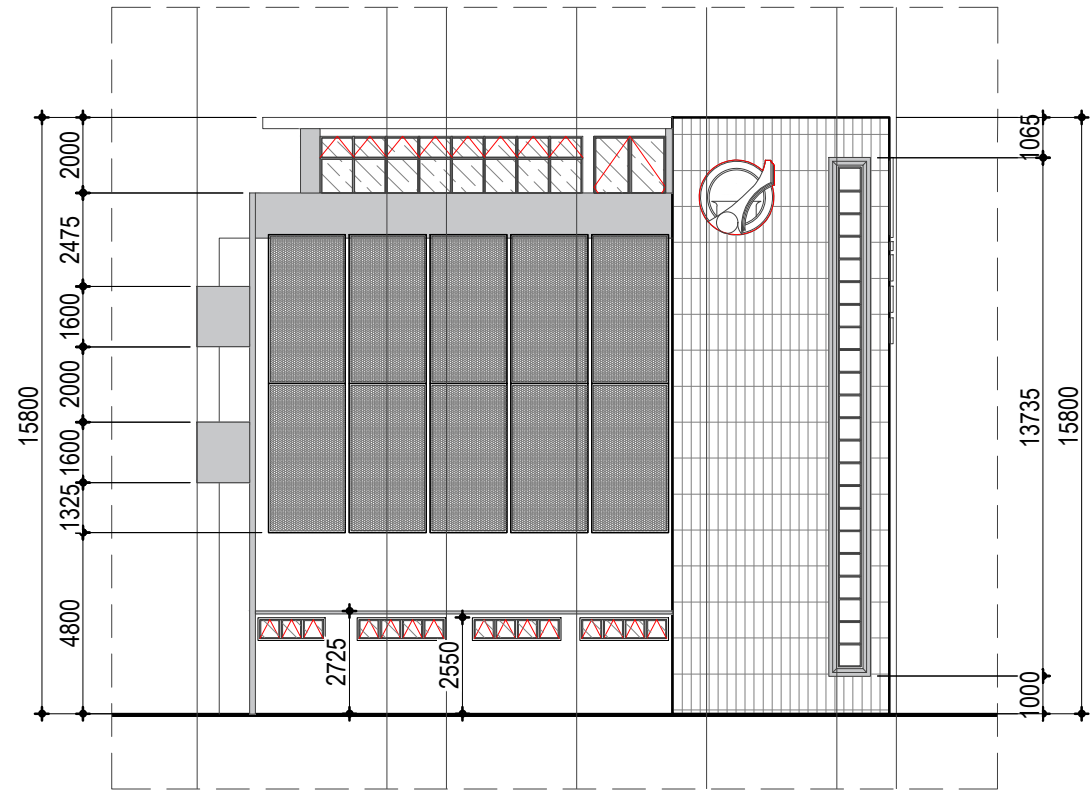
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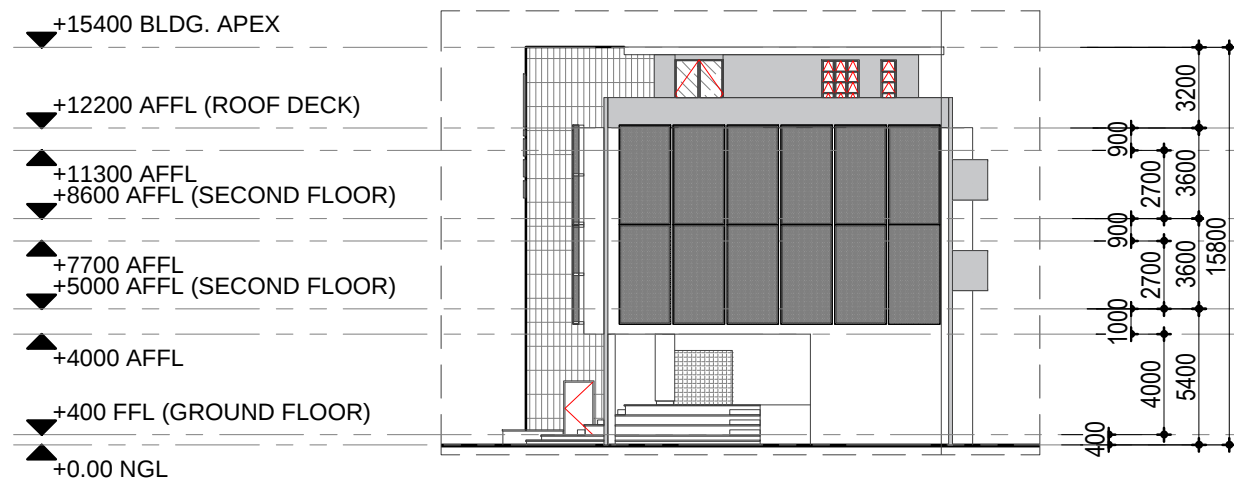
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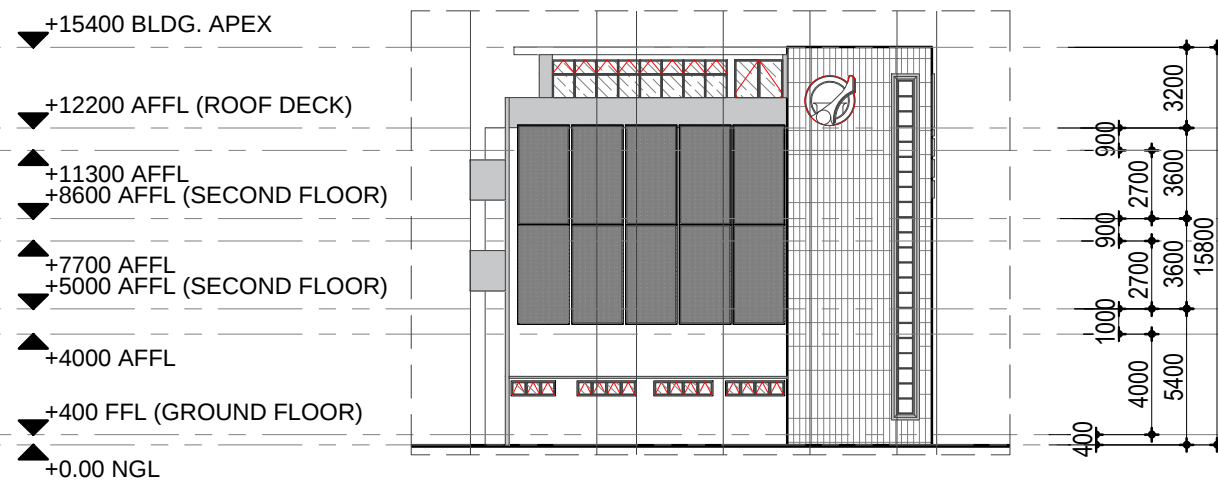
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**BUSINESS INNOVATION CENTER
RIGHT ELEVATION**
SCALE A3 1:100 MTS



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**BUSINESS INNOVATION CENTER
LEFT ELEVATION**
SCALE A3 1:100 MTS



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**BUSINESS INNOVATION CENTER
RIGHT ELEVATION-2**
SCALE A3 1:150 MTS



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E.01.1001.4
**BUSINESS INNOVATION CENTER
LEFT ELEVATION-2**
SCALE A3 1:150 MTS



REVIEWED

The Document has been reviewed by the relevant Consultant(s) and is accorded the following status referred to into Project Procedure for action by the Trade Contractor.

A	B	C
Consultant reviewed this document does not relieve the trade contractor of its responsibilities under the Trade Contractor.		

NOTES:

REV	DATE	DESCRIPTION

CLIENT:

MINDANAO STATE UNIVERSITY
TAWI-TAWI COLLEGE OF
TECHNOLOGY AND
OCEANOGRAPHY

CLIENT

ARCHITECTURE:

ARCHITECT OF RECORD:

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ARCHITECT

CIVIL & STRUCTURAL CONSULTANT:

ENGINEER

MEPF CONSULTANT:

ENGINEER

ELV CONSULTANT:

ENGINEER

OTHER CONSULTANT:

OTHER CONSULTANT:

PTR. NO.	DATE ISSUED	04/18/25	TIN:	
PRC. NO.	0064589	VALIDITY:	07/09/28	PLACE:
IAOPA: NQD-034637-031525			VALIDITY	

PROJECT NAME:

BUSINESS INNOVATION
CENTER

PROJECT STAGE: DESIGN PHASE

DISCIPLINE: ARCHITECTURAL DESIGN

SHEET CONTENTS:

- RIGHT ELEVATION
- LEFT ELEVATION

DRAWN BY	APB	DATE	12/20/2025	SHEET NUMBER
CHECKED BY		DATE		
APPROVED BY		DATE		
REVISION		SCALE		
JOB NUMBER				
DRAWING NO.				

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